



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

January 4, 2022

VIA EMAILED PDF

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007

Re: 2001, 2011 and 2021 Foxhall Road, NW --Lots 923, 924 & 925, Square 134 -- Berkley

Dear Mr. Landsman,

This letter will confirm the substance of the discussion at the PDRM with my staff on December 22, 2021. As presented during the meeting, the site is currently composed of three Assessment and Taxation (A&T) lots (all are located within the Foxhall Road Highway Plan), which is presently improved with one single-family detached house with driveway to an internal garage and associated appurtenances. A Raze Permit application has been submitted for removal of the existing dwelling under pending raze permit number R2200030. The subject property is in the R-1-A Zone.

The project proposes to re-develop the property and construct three new single-family detached dwellings, one per each A&T lot, with driveways and associated appurtenances. As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Prov.-Lot 923	Lot 924	Lot 925
Lot Frontage	11 DCMR C-303	75 feet	123.45 feet	75.0 feet	75.0 feet
Lot Dim.	11 DCMR D-302.1 (area)	7,500 sf min.	23,118 sf	15,335 sf	14,555sf
	(width)	75 feet min.	122.0 feet	75.0 feet	75.0 feet

It is noted that the property is along the Foxhall Road Highway Plan and will remain as Assessment and Taxation (A&T) lots with no subdivision or record lot conversion requirement. A Plat of Computation will be required as part of permit submittals.

Building Height	11 DCMR D-303.1	40 feet 3 stories	<40 feet 3 stories with cellar	<40 feet 3 stories with cellar	<40 feet 3 stories with cellar
Lot Occ.	11 DCMR D-304.1	40%	39.9%	39.9%	39.9%

At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count. Terraces and retaining wall elevated areas connected to the house (>4' above grade) count.

Front Yard 11 DCMR D-305 No range, see documentation below.
Setback Range

A front setback is required within the range of existing front setbacks off all residential buildings within an R-1 through R-3 zone on the same side of the street in the block where the building is proposed. For the subject property I have confirmed that the block extends from Deerfield Road, NW (to the north) to Hoban Rad, NW (to the south). Pursuant to our discussions, the site does not currently have a front yard setback range as the home to the north fronts upon Deerfield Road, NW, and as the home to the south fronts upon Hoban Road, NW; and, as noted above, the existing house on the subject property will be razed. When constructing the three homes, sequencing will need to include the home closest to the street and the home furthest from the street lot line as the first two homes built to establish the range for the third house to be built. This should be adequately documented and outlined in permit submittals to my office.

Rear Yard	11 DCMR D-306	25 ft.	50.2 ft.	25.2 ft.	25.2 ft.
The rear yard dimensions for the lots are to the structural terraces/pools connected to the houses, >4' above grade.					
Side Yard	11 DCMR D-307	8 ft. ea.	8 ft. min.	8 ft. min.	8 ft.min.
Pervious Surface	11 DCMR D-308	50% min.	50.0%	50.0%	50.0%
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.					

Tree Protection

The tree protection regulations of Subtitle C, Chapter 4 do not apply to this property in the R-1-A Zone.

Driveway (11 DCMR C-711.5)

The driveway within the first 20 feet of the property from the street line may only be 10 feet wide since it provides access to a single-dwelling unit. There are areas in the front yard denoted as turnaround area intended for deliveries and drop offs, as the property is on the very busy and no curbside parking along Foxhall Road, NW. These areas are not permitted or intended for vehicle parking, but are permitted as a turnarounds for vehicles at the property.

Retaining Walls (11 DCMR C-1401)

Terracing is permitted as outlined under 11 DCMR C-1401.7. The spacing between terraced walls must be "at least twice the height of the lower retaining wall". The area between terraced walls must be "pervious" and can be sloped up to 2:1 in accordance with DOEE/District regulations. Wall heights are limited to 4 feet in particular locations under 11 DCMR C-1401.3. The project proposes retaining walls on the south side of Lot 925 that comply with these regulations.

I have reviewed the concept plan as proposed and concur that the development of three new single-family detached dwellings, one each, on the subject A&T lots, as shown/proposed meet the requirements of 11 DCMR, specifically the sections of 11-D DCMR noted above.

Accordingly, when building permits are filed for, I will approve permits for this property consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments –

Existing Conditions Plan dated 11-24-21
Concept Site Plan dated 12-22-21

Zoning Technician: Ramon Washington

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 2001-2021 Foxhall Rd NW to Landsman 1-4-22